

BACKGROUND

This report establishes consistent monitoring on the performance of the building consent system, with a particular focus on building consent and code compliance certificate timeframes. The data shown here is as reported by Building Consent Authorities (BCAs).

Timeframes for building consent and/or code compliance certificate approval are some of the key indicators for building consent system performance. Delays in the system can have flow-on effects for builders and homeowners and can limit the capacity of the industry to work as efficiently and quickly as possible.

By establishing regular performance monitoring, we aim to identify and address these delays promptly, thereby enhancing our operational and system efficiency.

OVERALL TIMEFRAMES – ALL APPLICATIONS

The overall timeframe results include **all** application data (ie building consent applications, amendments, and code compliance certificates).

Data for the fourth quarter of 2025 shows the overall median time to process an application was ten working days. All BCAs had a median processing time of less than 20 days (see figure 1 below).

In total, 95.4 per cent of applications were processed within the statutory period (see figure 2 below). Of the 70 BCAs, fourteen processed 100 per cent of their applications within the statutory timeframe.

Figure 1: Median number of days for processing all applications

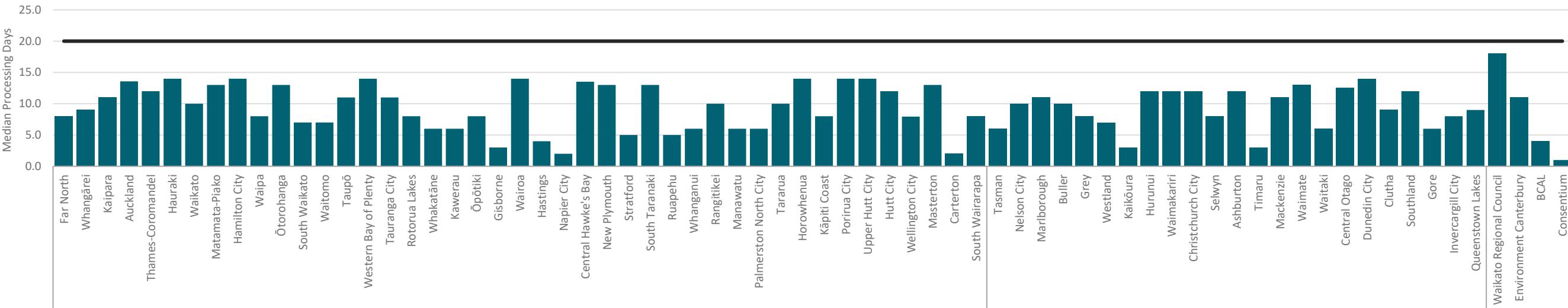
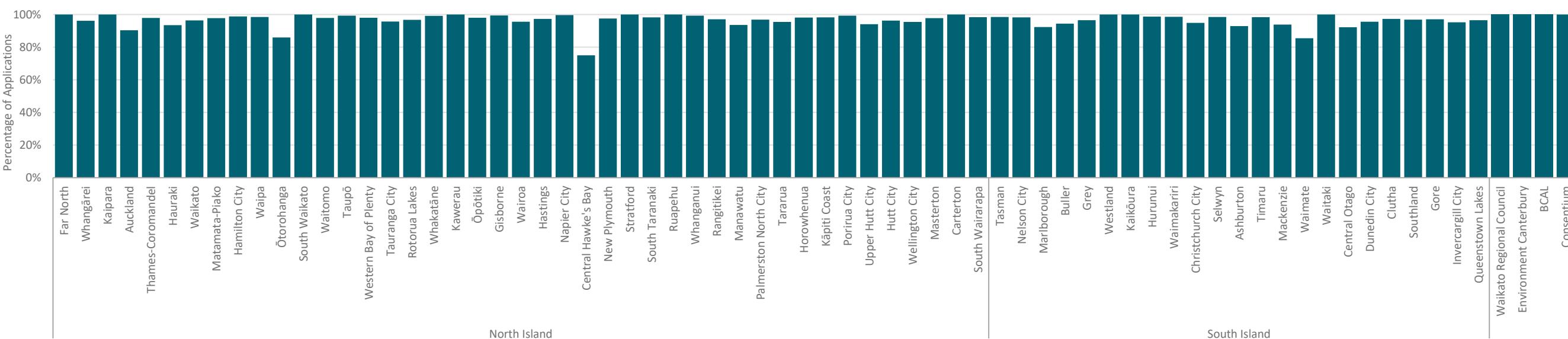


Figure 2: Percentage of applications that met the statutory timeframe



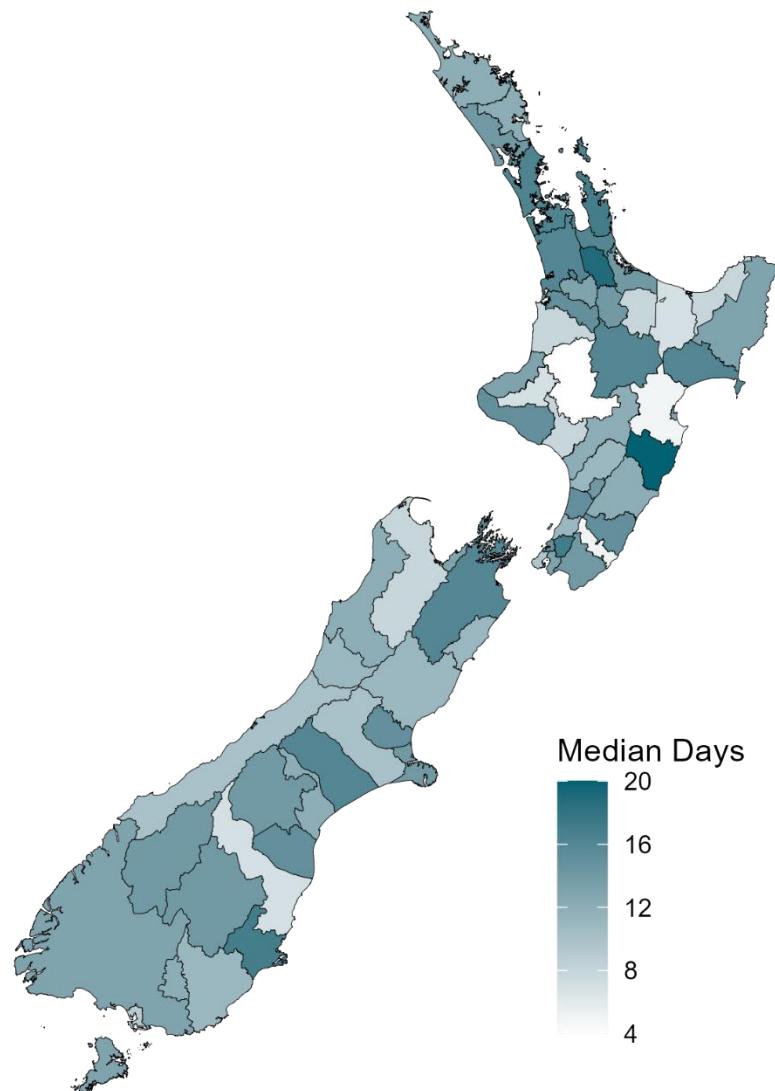
TIMEFRAMES - Application Types

During the fourth quarter of 2025, a total of 17,453 applications for Building Consents (including amendments), and 11,055² applications for Code Compliance Certificates (CCCs), were processed.

Out of all the Building Consent applications, 94.5 per cent were processed within the statutory timeframe. The median processing time for these applications was 14.0 working days.

On the other hand, the median processing time for Code Compliance Certificates was much shorter at four working days.

Figure 3: Median days to process Building Consent applications, excl. Regional Authorities, Consentium and BCAL



Nearly all (97.1 per cent) CCCs were processed within the statutory timeframe.

All 68 BCAs (excluding the regional authorities) had a median processing time for Building Consents and a median processing time for Code Compliance Certificates below the statutory timeframe.

Figure 4: Median days to process Code Compliance Certificate applications, excl. Regional Authorities, Consentium and BCAL

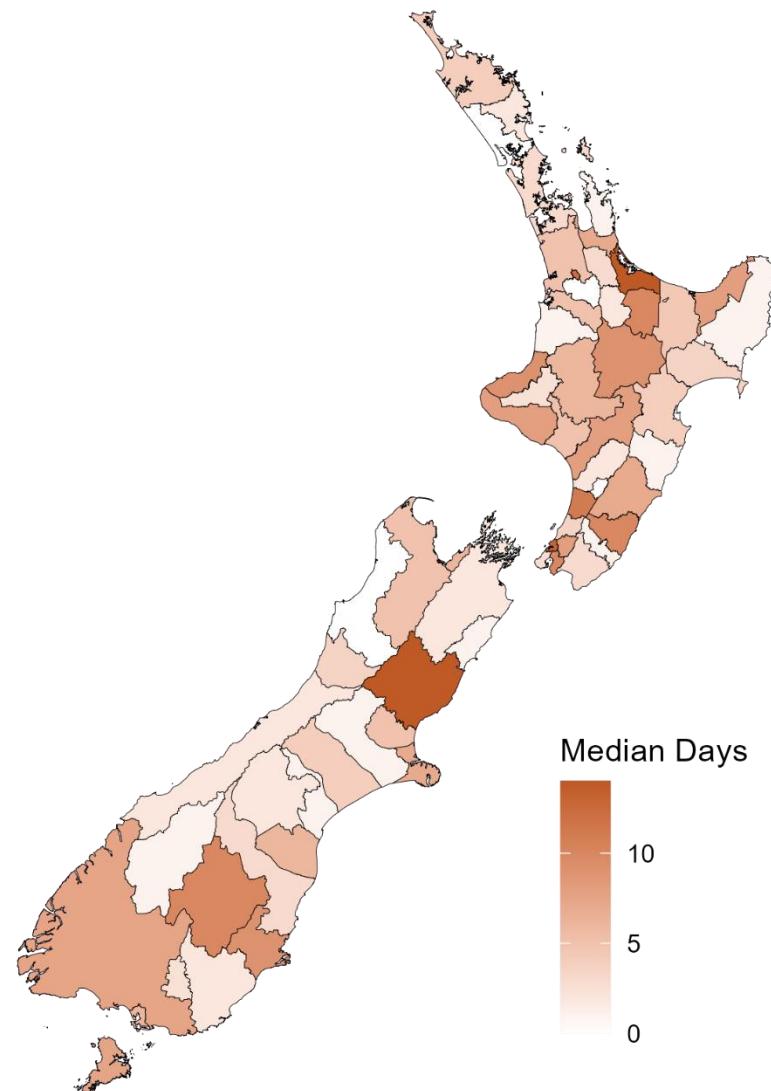


Table 1: Median days and Percentage of applications for BC and CCC that met statutory requirements (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe		
		BCs	CCCs	BCs	CCCs	
Major Urban	Auckland	16	3	87.6%	97.0%	
	Hamilton City	16	12	99.5%	98.0%	
	Tauranga City	15	1	94.2%	97.6%	
	Hutt City	13	10	97.0%	95.7%	
	Wellington City	10	3	92.6%	99.2%	
	Christchurch City	14	7	99.1%	89.5%	
	Dunedin City	17	9	93.5%	98.0%	
	North Island	Far North	12	4	100.0%	100.0%
		Whangārei	12	2	98.0%	93.1%
Kaipara		14	0	100.0%	100.0%	
Thames-Coromandel		17	1	96.3%	100.0%	
Hauraki		16	7	94.9%	91.4%	
Waikato		16	5	94.8%	98.6%	
Matamata-Piako		19	3	96.5%	99.2%	
Waipa		13	0	98.2%	99.1%	
Ōtorohanga		15	5	82.9%	93.8%	
South Waikato		14	2	100.0%	100.0%	
Waitomo		8	1	100.0%	94.4%	
Taupō		16	9	100.0%	98.4%	
Western Bay of Plenty		14	14	98.0%	100.0%	
Rotorua Lakes		8	10	98.5%	94.5%	
Whakatāne		7	5	100.0%	97.4%	
Kawerau		7	1	100.0%	100.0%	
Ōpōtiki		8	8	96.3%	100.0%	
Gisborne		13	1	99.4%	99.4%	
Wairoa		16	4	96.3%	94.4%	
Hastings		5	4	95.8%	99.1%	
Napier City		13	0	99.4%	100.0%	
Central Hawke's Bay		20	1	58.9%	97.5%	
New Plymouth		13	NA*	97.5%	NA*	
Stratford		7	3	100.0%	100.0%	
South Taranaki		15	8	99.0%	96.9%	
Ruapehu		4	6	100.0%	100.0%	
Whanganui		8	5	98.8%	100.0%	
Rangitikei		12	8	100.0%	94.1%	
Manawatu		11	2	94.1%	92.9%	
Palmerston North City		14	0	95.8%	97.8%	
Tararua		12	7	95.7%	94.9%	
Horowhenua		15	11	96.9%	100.0%	
Kāpiti Coast	11	4	97.9%	99.2%		
Porirua City	15	13	100.0%	98.1%		
Upper Hutt City	17	8	92.4%	95.8%		
Masterton	15	10	95.5%	100.0%		
Carterton	5	1	100.0%	100.0%		
South Wairarapa	14	3	97.6%	99.0%		
South Island	Tasman	8	5	97.0%	100.0%	
	Nelson City	13	6	97.4%	99.2%	
	Marlborough	16	2	90.8%	94.0%	
	Kaikōura	11	1	100.0%	100.0%	
	Buller	12	0	92.7%	100.0%	
	Grey	11	4	94.0%	100.0%	
	Westland	10	2	100.0%	100.0%	
	Hurunui	11	14	100.0%	97.4%	
	Waimakariri	15	5	98.6%	98.7%	
	Selwyn	10	1	98.4%	98.4%	
	Ashburton	16	4	87.8%	100.0%	
	Timaru	12	1	99.5%	96.9%	
	Mackenzie	14	2	90.5%	100.0%	
	Waimate	15	6	82.5%	89.7%	
	Waitaki	7	3	100.0%	100.0%	
	Central Otago	14	10	91.8%	92.7%	
	Queenstown Lakes	14	1	94.0%	99.2%	
	Clutha	11	2	96.5%	100.0%	
	Southland	13	8	96.6%	100.0%	
	Gore	12	3	96.6%	97.8%	
	Invercargill City	9	6	98.6%	91.9%	
Consentium	1	1	100.0%	100.0%		
BCAL	4	14	100.0%	100.0%		

² This figure excludes CCC applications across BCAs in which BCAs indicated a CCC application decision is made under section 93(2)(b)(i) of the Building Act 2004

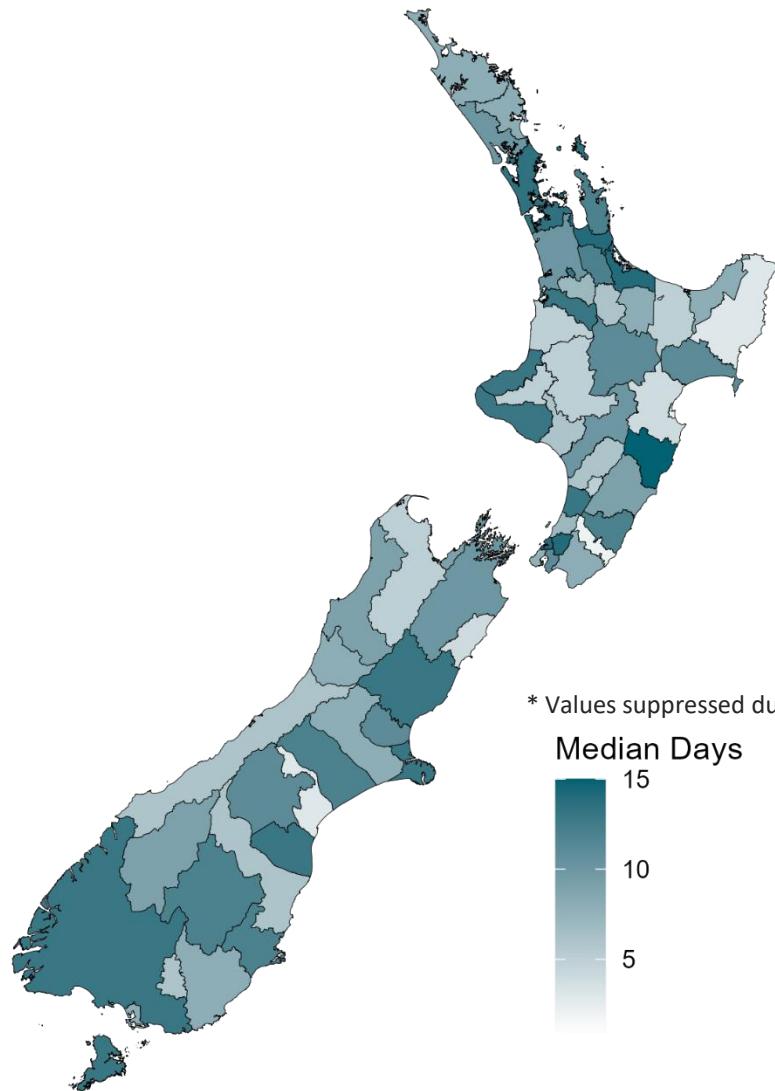
* Values suppressed due to data availability, data quality and outliers.

TIMEFRAMES – Building Categories

The median time to process all applications (building consent applications, amendments, and code compliance certificates) was 10.0 days for residential buildings, and 13.0 days for commercial buildings.

96.0 per cent of residential applications and 92.2 per cent of commercial applications were processed within the statutory timeframe.

Figure 5: Median days to process applications for residential buildings, excl. Regional Authorities, Consentium and BCAL



Note that most of the applications processed (82.1 per cent) were for residential buildings.

Figure 6: Median days to process applications for commercial buildings, excl. Regional Authorities, Consentium and BCAL

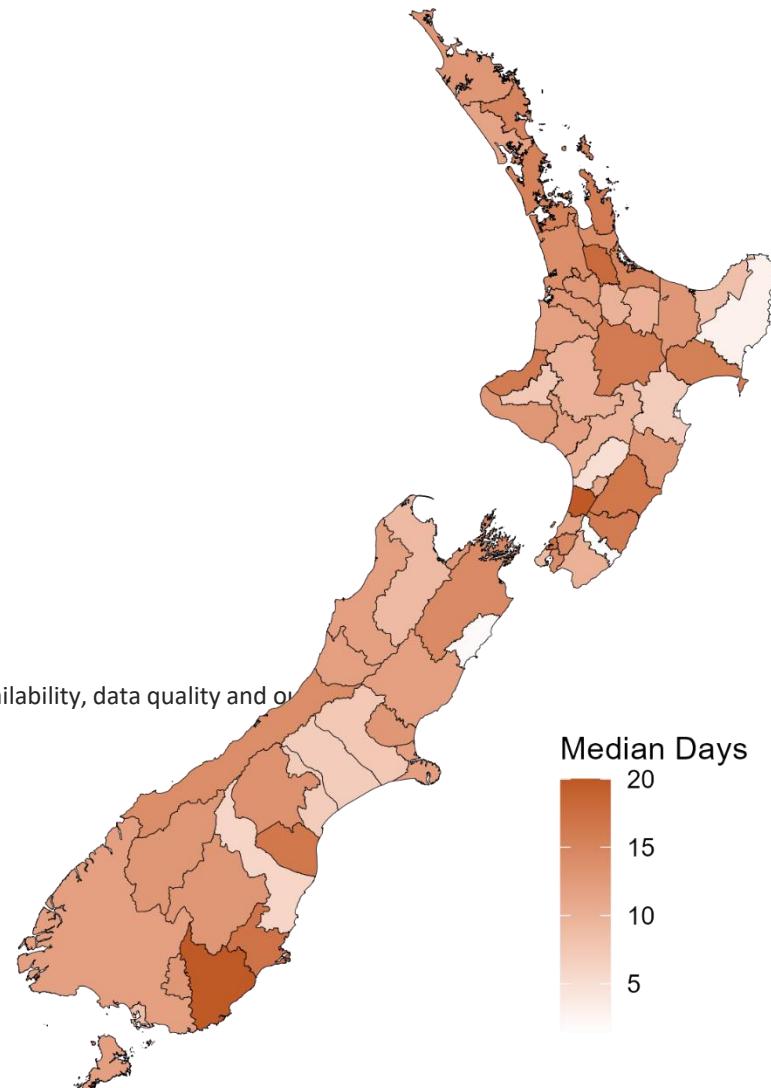


Table 2: Median days and Percentage of applications that met statutory requirements by Building Categories (excl. Regional Authorities due to the low number of applications)

		Median Days		Percentage met the timeframe	
		Resi.	Comm.	Resi.	Comm.
Major Urban	Auckland	13	15	90.6%	87.7%
	Hamilton City	13	15	98.9%	98.4%
	Tauranga City	8	15	96.4%	93.5%
	Hutt City	11	14	97.3%	93.2%
	Wellington City	8	9	96.4%	92.9%
	Christchurch City	13	12	94.7%	96.0%
	Dunedin City	12	17	97.9%	88.1%
North Island	Far North	8	13	100.0%	100.0%
	Whangārei	8	15	98.5%	83.8%
	Kaipara	10	12	100.0%	100.0%
	Thames-Coromandel	12	16	97.9%	97.0%
	Hauraki	14	14	93.2%	95.2%
	Waikato	10	14	97.2%	90.3%
	Matamata-Piako	12	18	98.2%	95.1%
	Waipa	7	13	98.9%	96.0%
	Ōtorohanga	13	13	88.2%	82.6%
	South Waikato	6	10	100.0%	100.0%
	Waitomo	5	12	100.0%	92.3%
	Taupō	11	16	99.6%	97.1%
	Western Bay of Plenty	14	15	98.6%	93.3%
	Rotorua Lakes	8	10	97.5%	92.5%
	Whakatāne	5	13	99.1%	100.0%
	Kawerau	1	10	100.0%	100.0%
	Ōpōtiki	8	9	100.0%	90.0%
	Gisborne	3	3	99.6%	98.8%
	Wairoa	11	16	97.0%	91.7%
	Hastings	4	7	97.5%	96.2%
	Napier City	2	3	99.6%	100.0%
	Central Hawke's Bay	15	13	75.9%	66.7%
	New Plymouth	13	16	98.0%	95.4%
	Stratford	5	8	100.0%	100.0%
	South Taranaki	13	13	98.5%	96.8%
	Ruapehu	5	10	100.0%	100.0%
	Whanganui	6	12	99.6%	100.0%
	Rangitikei	10	10	96.6%	100.0%
	Manawatu	6	5	93.6%	92.3%
	Palmerston North City	5	11	97.3%	96.4%
Tararua	9	17	98.9%	80.0%	
Horowhenua	13	20	100.0%	66.7%	
Kāpiti Coast	7	12	98.4%	97.6%	
Porirua City	14	17	99.5%	98.0%	
Upper Hutt City	14	15	94.4%	93.8%	
Masterton	12	16	99.0%	88.9%	
Carterton	2	2	100.0%	100.0%	
South Wairarapa	8	10	98.3%	100.0%	
South Island	Tasman	5	9	99.0%	96.0%
	Nelson City	9	13	99.1%	95.2%
	Marlborough	10	15	93.7%	83.9%
	Kaikōura	4	2	100.0%	100.0%
	Buller	9	12	93.0%	100.0%
	Grey	8	12	99.0%	78.6%
	Westland	6	14	100.0%	100.0%
	Hurunui	13	12	99.3%	95.7%
	Waimakariri	11	13	98.6%	100.0%
	Selwyn	8	8	99.1%	90.2%
	Ashburton	12	7	93.6%	85.7%
	Timaru	3	7	98.4%	98.1%
	Mackenzie	11	14	92.9%	100.0%
	Waimate	13	17	88.5%	75.0%
	Waitaki	6	6	100.0%	100.0%
	Central Otago	12	13	92.1%	95.7%
	Queenstown Lakes	9	13	97.3%	89.7%
	Clutha	8	20	100.0%	66.7%
	Southland	13	12	98.6%	91.5%
	Gore	6	13	98.9%	87.5%
Invercargill City	8	9	96.9%	84.5%	
Consentium	1	2	100.0%	100.0%	
BCAL	4	12	100.0%	100.0%	

Total Elapsed Timeframe

Total elapsed time refers to the full duration, from the date an application is received by a BCA to the date a decision is made, including both the time taken by the BCA to process applications (statutory timeframe) and the time applicants take to respond if a Request for Information (RFI) is made by the BCA.

Data for the fourth quarter of 2025 shows the overall median total elapsed time was 17 working days, while the overall median statutory timeframe for BCAs to process an application was ten working days.

Of the 68 BCAs (excluding the regional authorities due to the low number of applications), 62 had a median elapsed time at or below 20 working days (see Figure 7 below).

Among those applications that had an RFI, the median time it took applicants to respond was 9.0 working days. In Table 3, applicant response times are called 'RFI' days.

There are a range of reasons why RFIs are issued by BCAs and why this can slow down the consenting process. A recent [study](#) conducted by the University of Auckland sheds light on the issue, revealing that 86% of RFIs are linked to sender-related behaviours.

Of these, missing documents account for 66 per cent, incorrect documents for 10 per cent, and coordination issues—such as misalignment between architects and engineers—make up 5 per cent, and obscured documents (which can also be a receiver-related problems) 5 per cent.

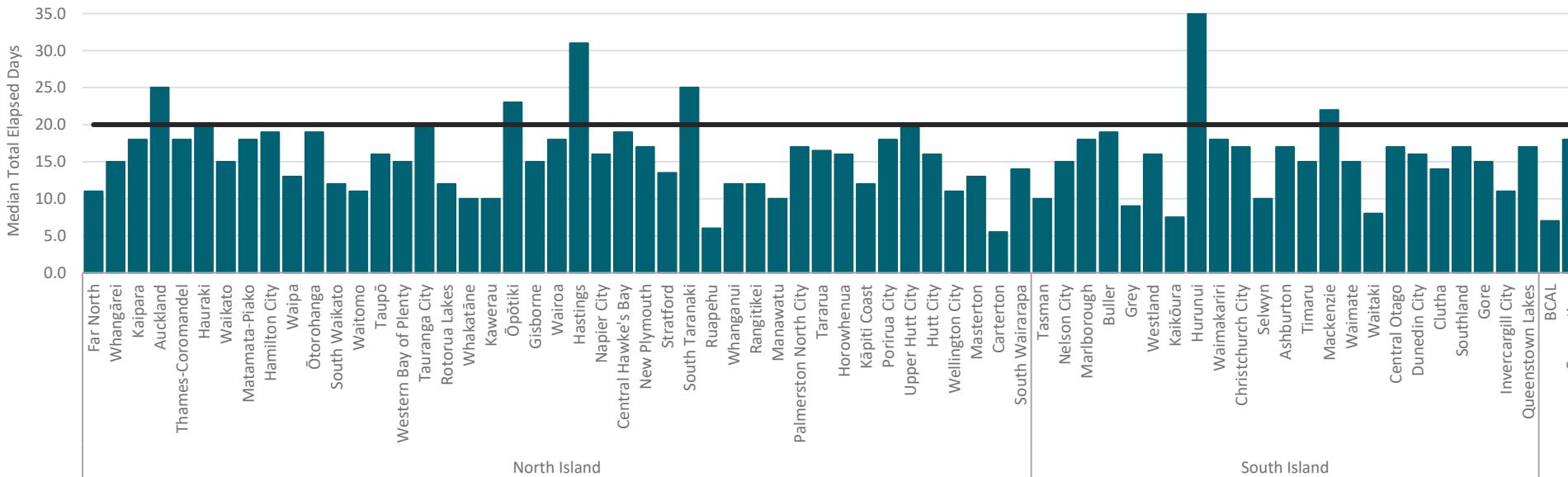
[Analysis of RFIs by MBIE](#) for the year June 2025 reveals a link between the complexity of build and the likelihood of a building consent or code compliance certificate (CCC) application being subject to an RFI.

It is important to note that the median of the processing days and the median of the RFI days do not add up to the median of the total elapsed days (figures in Table 3). This is because each measure is calculated separately and may be based on different applications. Processing time and RFI times can vary widely, so the total time can look different when calculated on its own. Additionally, some information, especially dates is missing or incomplete, meaning not all applications are included in every calculation. These results should be read as general indicators, not exact totals.

Table 3: Median total elapsed times (excl. Regional Authorities due to the lower number of applications).

	Median Days (working days)			Percentage met the timeframe (processing days)
	Processing days	Estimated RFI days (Applications with RFI only)	Total Elapsed days	
Major Urban				
Auckland	14	17	25	90.3%
Hamilton City	14	12	19	98.8%
Tauranga City	11	9	20	95.7%
Hutt City	12	4	16	96.3%
Wellington City	8	1	11	95.4%
Christchurch City	12	9	17	94.9%
Dunedin City	14	11	16	95.6%
North Island				
Far North	8	10	11	100.0%
Whangārei	9	6	15	96.2%
Kaipara	11	7	18	100.0%
Thames-Coromandel	12	10	18	97.9%
Hauraki	14	10	20	93.5%
Waikato	10	7	15	96.4%
Matamata-Piako	13	4	18	97.8%
Waipa	8	3	13	98.5%
Ōtorohanga	13	8	19	86.0%
South Waikato	7	2	12	100.0%
Waitomo	7	8	11	97.9%
Taupō	11	5	16	99.3%
Western Bay of Plenty	14	4	15	98.1%
Rotorua Lakes	8	10	12	96.7%
Whakatāne	6	4	10	99.2%
Kawerau	6	5	10	100.0%
Ōpōtiki	8	30	23	98.0%
Gisborne	3	12	15	99.4%
Wairoa	14	6	18	95.6%
Hastings	4	71	31	97.3%
Napier City	2	8	16	99.7%
Central Hawke's Bay	14	11	19	75.0%
New Plymouth	13	8	17	97.6%
Stratford	5	15	14	100.0%
South Taranaki	13	14	25	98.2%
Ruapehu	5	10	6	100.0%
Whanganui	6	6	12	99.3%
Rangitikei	10	3	12	97.1%
Manawatu	6	4	10	93.6%
Palmerston North City	6	8	17	96.8%
Taranua	10	17	17	95.4%
Horowhenua	14	8	16	98.2%
Kāpiti Coast	8	11	12	98.3%
Porirua City	14	6	18	99.3%
Upper Hutt City	14	15	20	94.1%
Hutt City	13	5	13	97.8%
Wellington City	13	5	13	97.8%
Masterton	13	5	13	97.8%
Carterton	2	8	6	100.0%
South Wairarapa	8	13	14	98.4%
South Island				
Tasman	6	2	10	98.5%
Nelson City	10	10	15	98.3%
Marlborough	11	10	18	92.3%
Kaikōura	3	4	8	100.0%
Buller	10	11	19	94.4%
Grey	8	2	9	96.5%
Westland	7	19	16	100.0%
Hurunui	12	47	44	98.8%
Waimakariri	12	8	18	98.6%
Selwyn	8	3	10	98.4%
Ashburton	12	9	17	92.9%
Timaru	3	5	15	98.3%
Mackenzie	11	15	22	93.8%
Waimate	13	8	15	85.5%
Waitaki	6	13	8	100.0%
Central Otago	13	11	17	92.3%
Dunedin City	9	7	17	96.5%
Clutha	9	4	14	97.3%
Southland	12	9	17	96.9%
Gore	6	15	15	97.1%
Invercargill City	8	8	11	95.2%
Queenstown Lakes	9	7	17	96.5%
Consentium	1	39	18	100.0%
BCAL	4	2	7	95.7%
Overall	10	9	17	95.4%

Figure 7: Median total elapsed time (in working days)



* Values suppressed due to data availability, data quality and outliers.

DEFINITIONS AND CAVEATS

Building

A building is a temporary or permanent movable or immovable structure under section 8 of the Building Act 2004.

Building Categories

The building types are based on the National BCA competency assessment system levels

- **Residential buildings** include standalone houses, apartments, townhouses, units, domestic outbuildings, and other dwellings.
- **Commercial buildings** include hotels, motels, boarding houses, prisons, hospitals, nursing homes, other health buildings, education buildings, social, culture and religious buildings, commercial buildings, factories, industrial and storage buildings, and farming buildings.

Building Consent

A building consent is a formal document permitting the construction, alteration, demolition or removal of a building. We have included amendments in the reporting.

Building Consent Authorities (BCAs)

Building Consent Authorities are responsible for checking that an application for a building consent complies with the Building Code and that building work has been carried out in accordance with the building consent for that work. They are also responsible for issuing building consents and code compliance certificates.

BCAs are usually local and district councils. They can also be regional councils (for dams), and private organisations (e.g. Consentium and BCAL).

Disclaimer

This document is a guide only. It should not be used as a substitute for legislation or legal advice. The Ministry of Business, Innovation and Employment is not responsible for the results of any actions taken on the basis of information in this document, or for any errors or omissions. While care has been used in processing, analysing, and extracting information, MBIE gives no warranty that the information supplied is free from error. We shall not be liable for any loss suffered through the use, directly or indirectly, of any information, product, or service.

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Code Compliance Certificate (CCC)

A code compliance certificate is a formal statement issued under section 95 of the Building Act 2004. It states that building work carried out under a building consent complies with that building consent.

Data Quality

The results presented in this publication may differ from those published by the BCAs. This variance can be attributed to a range of data quality issues that we've encountered during our analysis. These issues include, but are not limited to, inconsistencies in classification and data gaps. As a result, figures from this publication should be considered with an understanding of these potential discrepancies.

Major urban

This category is defined as territorial authorities that had a population greater than 100,000 as of 2018.

Median number of days

The median is the middle value of the durations when they are arranged in ascending order. If the dataset contains an odd number of observations, the median is the middle number. If the dataset contains an even number of observations, the median is the average of the two middle numbers.

We have chosen to use the median number of days in our reporting as it is less sensitive to outliers. This also allows for a more consistent approach in comparing BCAs of different sizes

Regional authorities

We have excluded Waikato Regional Council and Environment Canterbury Regional Council from the breakdown of Application Types and Building Categories due to the low number of applications.

Statutory timeframe

BCAs have a statutory obligation to process a building consent or a code compliance certificate application within 20 working days of receipt, and 10 working days for a MultiProof application. This timeframe applies to all consents, regardless of their type or complexity. If the BCA requires additional information to process the consent, they may issue a request for further information (RFI). This issuing of an RFI 'stops the clock' until the requested information is supplied by the applicant.

Section 93(2)(b)(i) of the Building Act 2004

As per section 93(2)(b)(i) of the Building Act 2004, Building Consent Authorities are required to make a decision on whether to issue a code compliance certificate two year after the date a building consent is granted. Where the BCA indicates an application decision is made under section 93(2)(b)(i) of the Building Act 2004, such application is excluded from the analysis.